

Planning for the Future of Stow Acres May 12th, 2021



Elizabeth Brook

Hudson Road

Fairway Drive

Randall Road

Cross Street

Gleasondale Road (MA 62)

Boon P

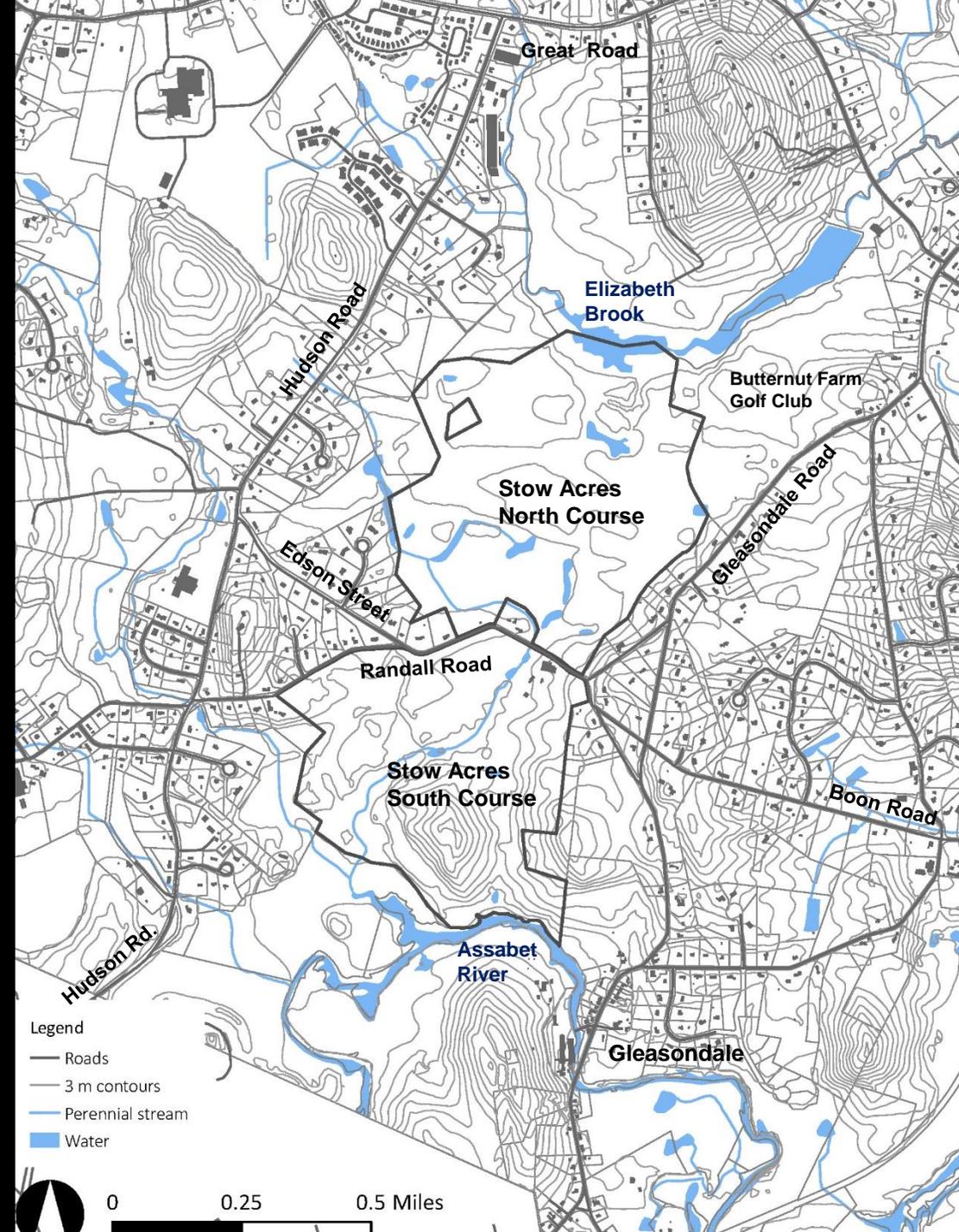
Randall Road

Gleasondale Road (MA 62)

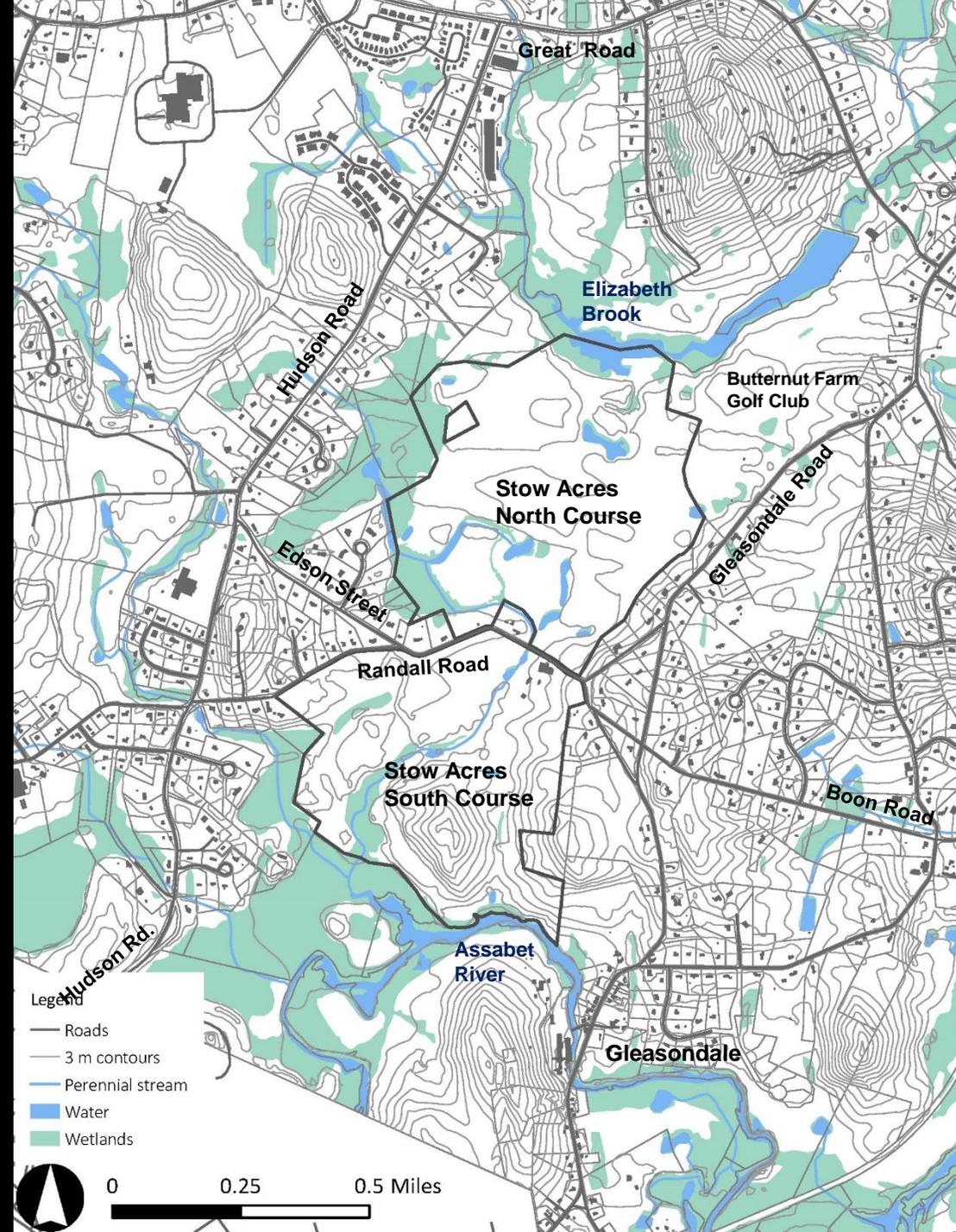
Boon Road

Assabet River

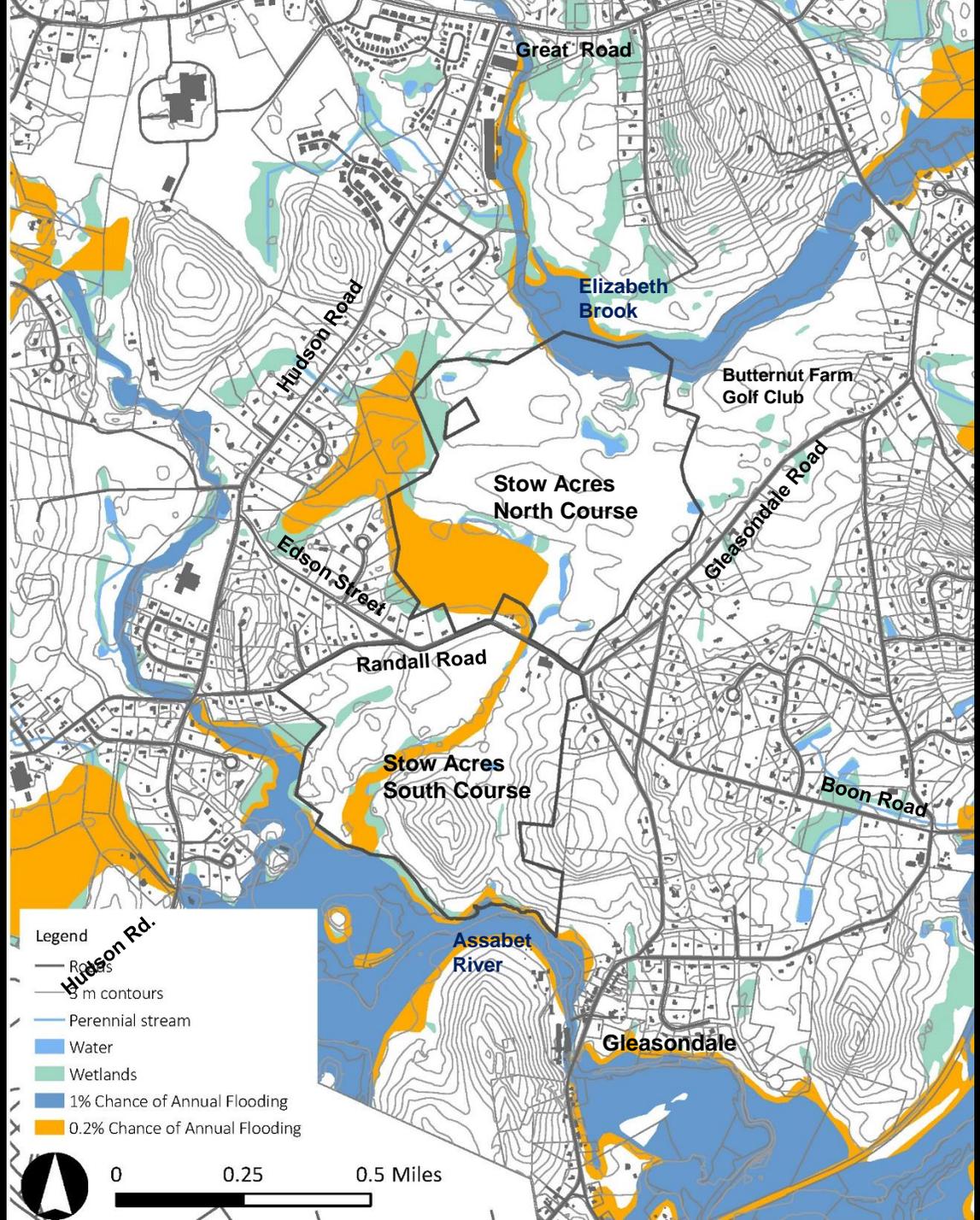
Understanding the Site: Topography and Drainage Patterns



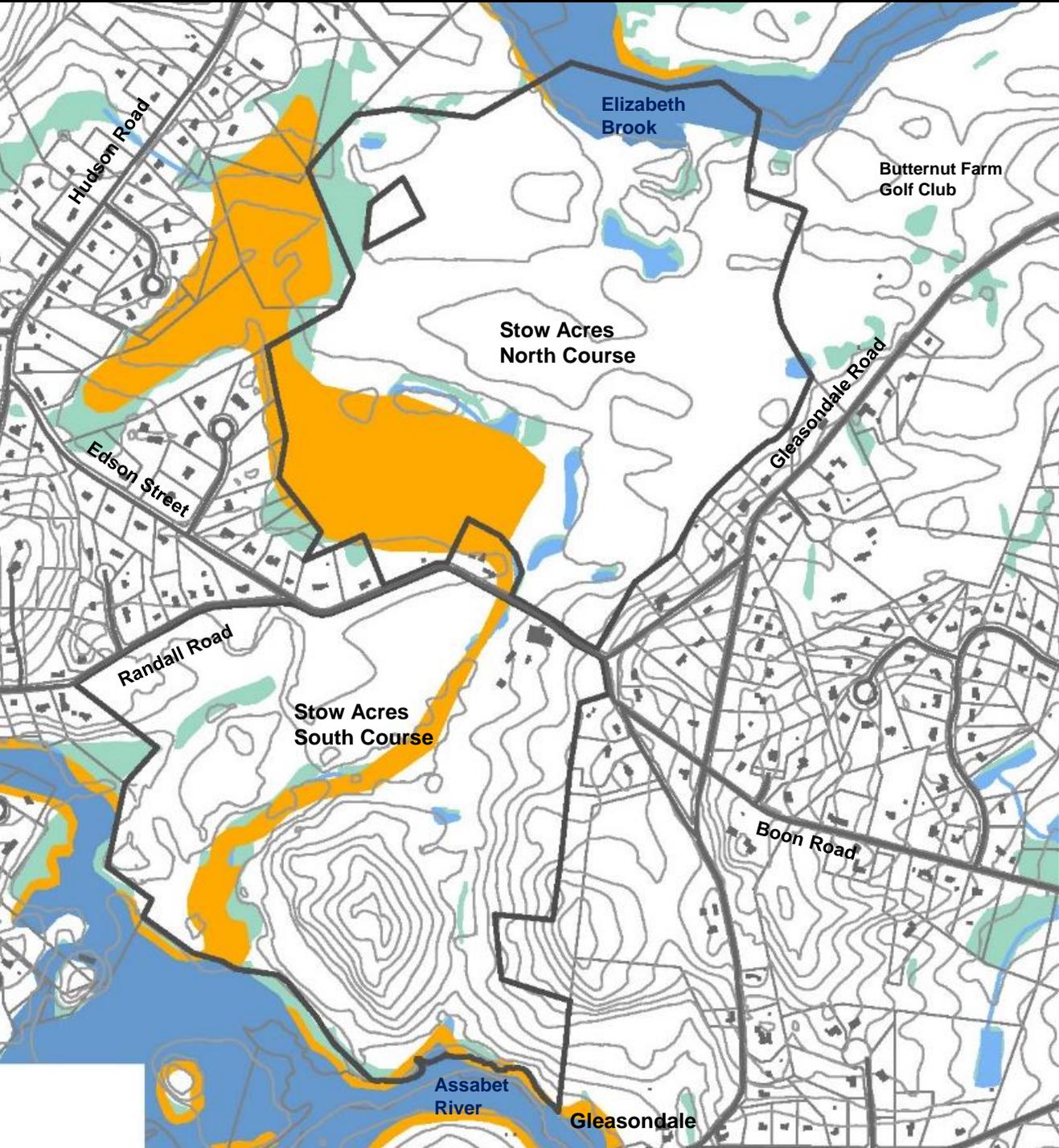
Understanding the Site: Wetlands and waterbodies



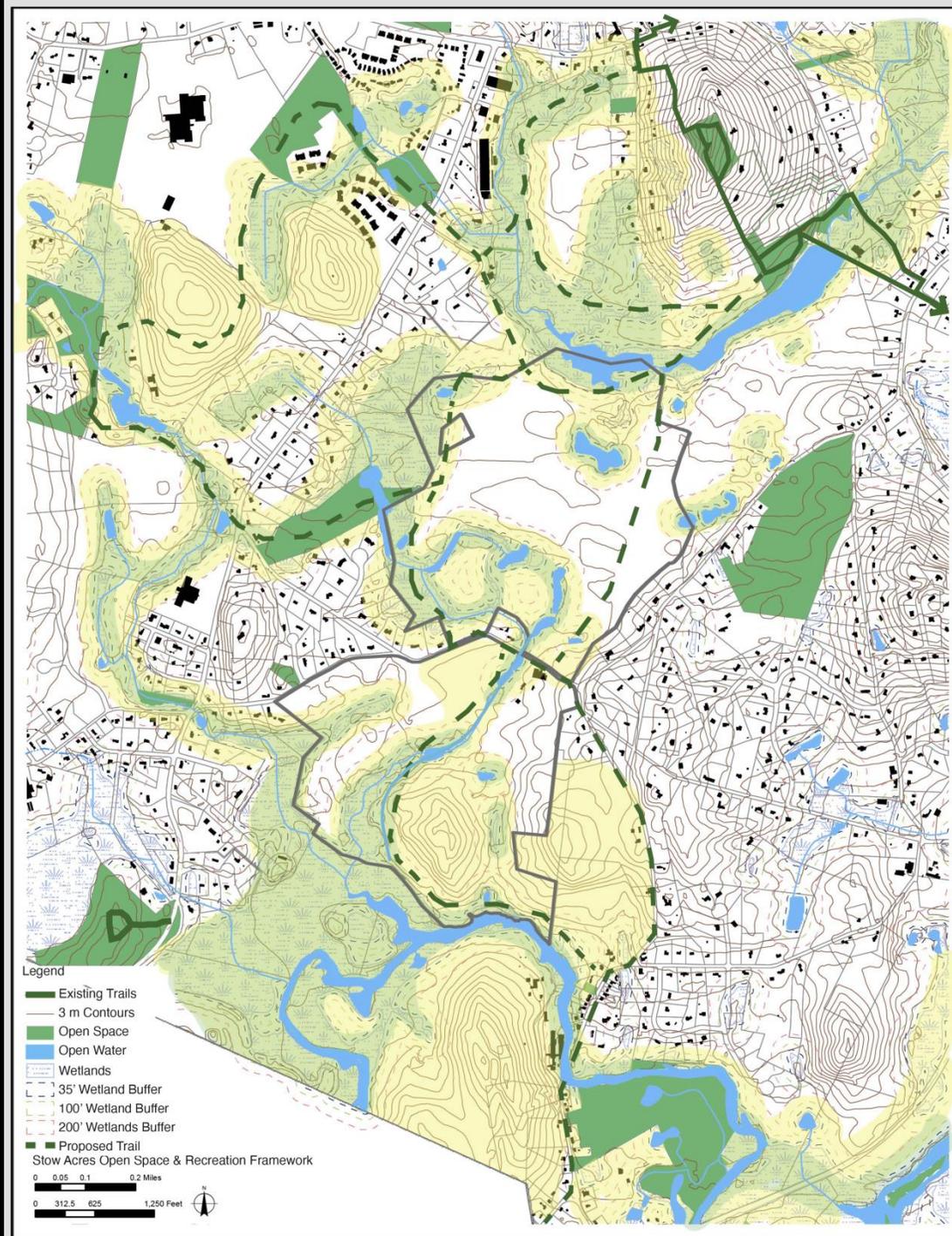
Understanding the Site: 1% and .2% Floodplains



**Understanding
the Site:
Natural and
Cultural
Resources**



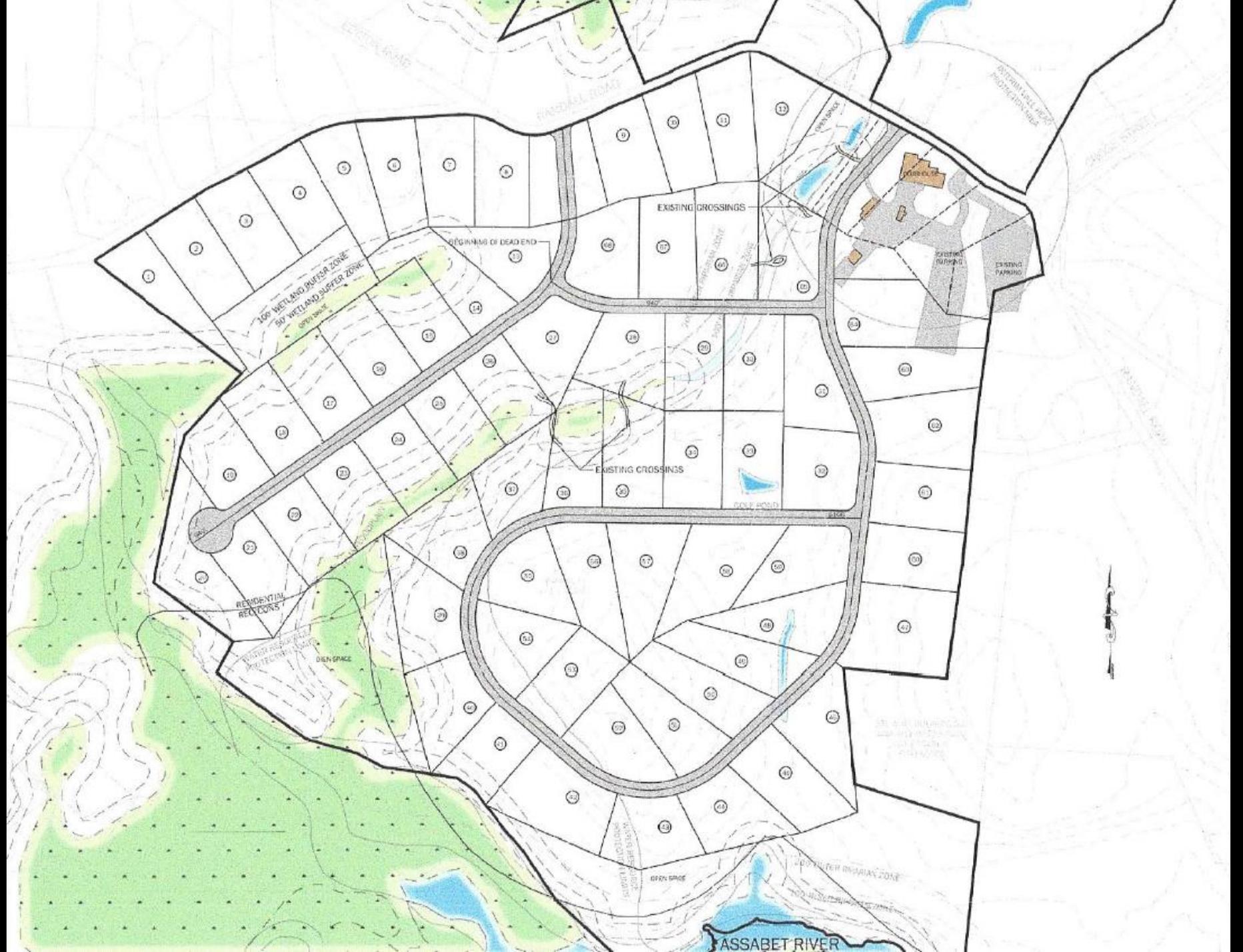
Open Space Framework

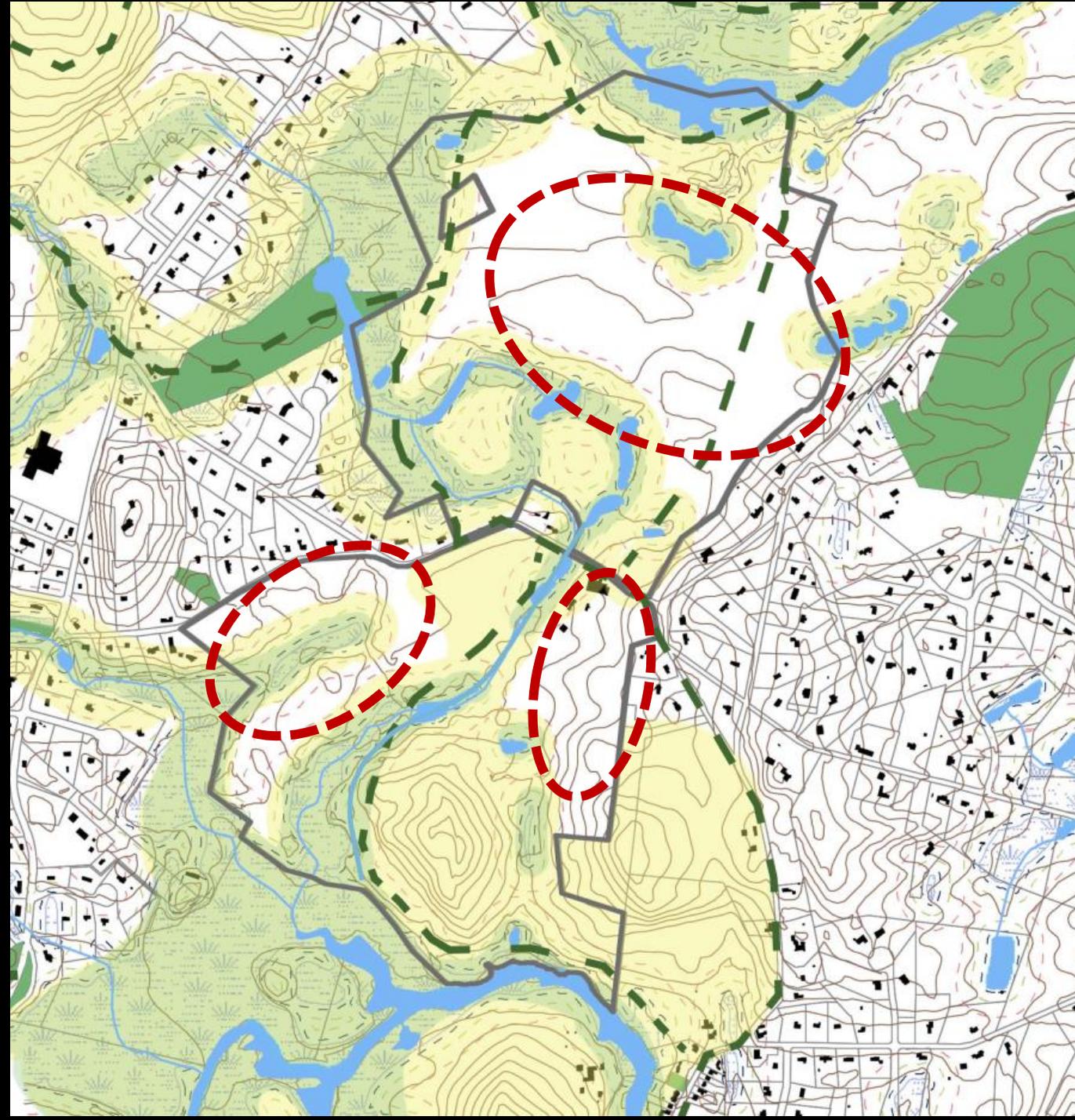


Conventional Development Plans: North Course



Conventional Development Plans: South Course





**Conservation, Recreation
and Village Development:**

- 60 Acres 9-hole golf course
- 12 Acres Recreation Fields
- 73 Acres Conservation
- 32 Acres Village (18%)

177 Acres Total Site Area



Conservation, Recreation and Village Development:

North Course

- 60 Acres Golf (9 holes)
- 12 Acres Ballfields
- 73 Acres Conservation
- 32 Acres Village

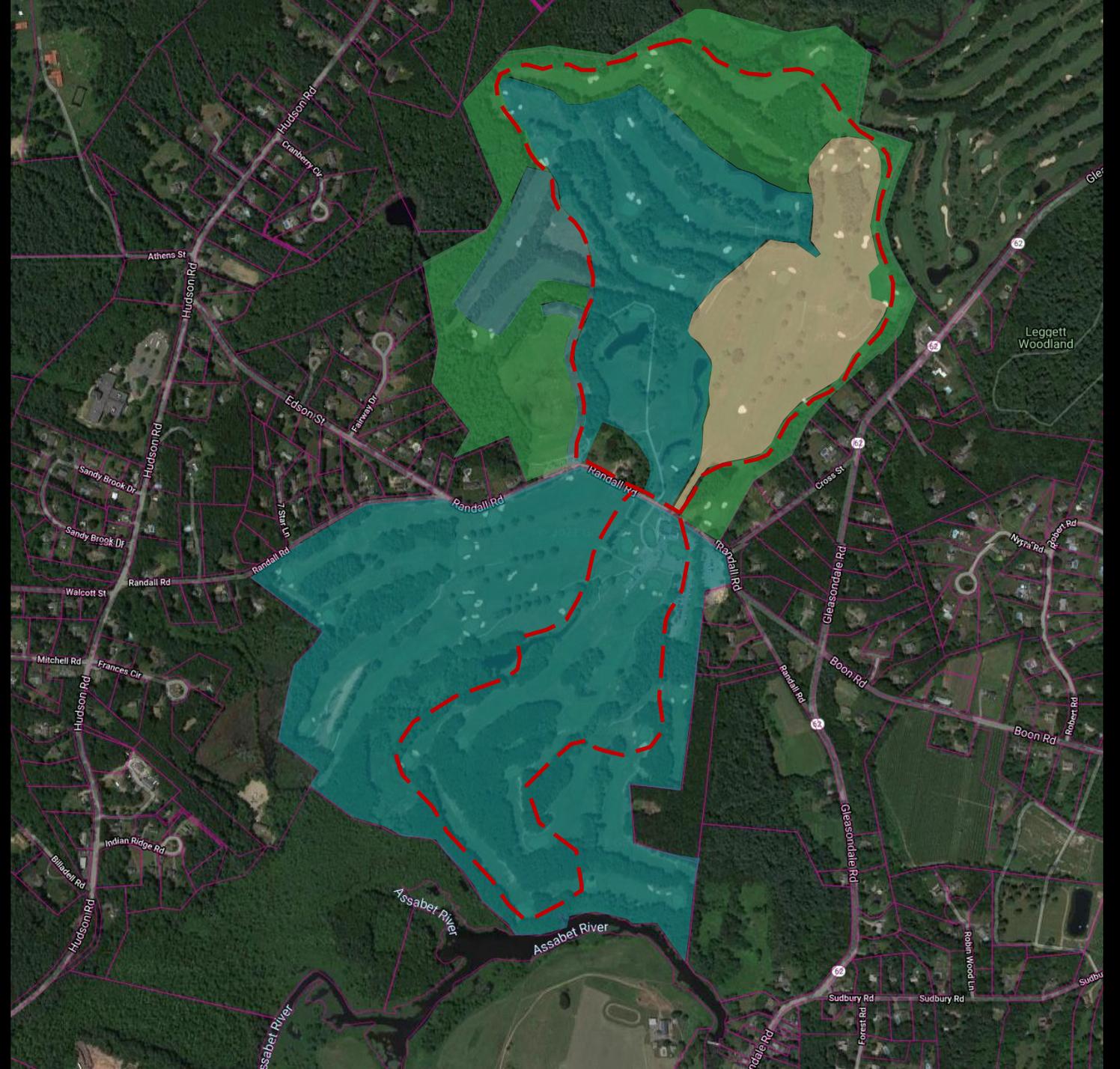
South Course

- 151 Acres Golf
- (18 holes, permanently conserved)

Total Site: 328 Acres

Village Site: 32 Acres

Conservation/Recreation: 296 Acres





RIVERWALK, W.CONCORD, MA

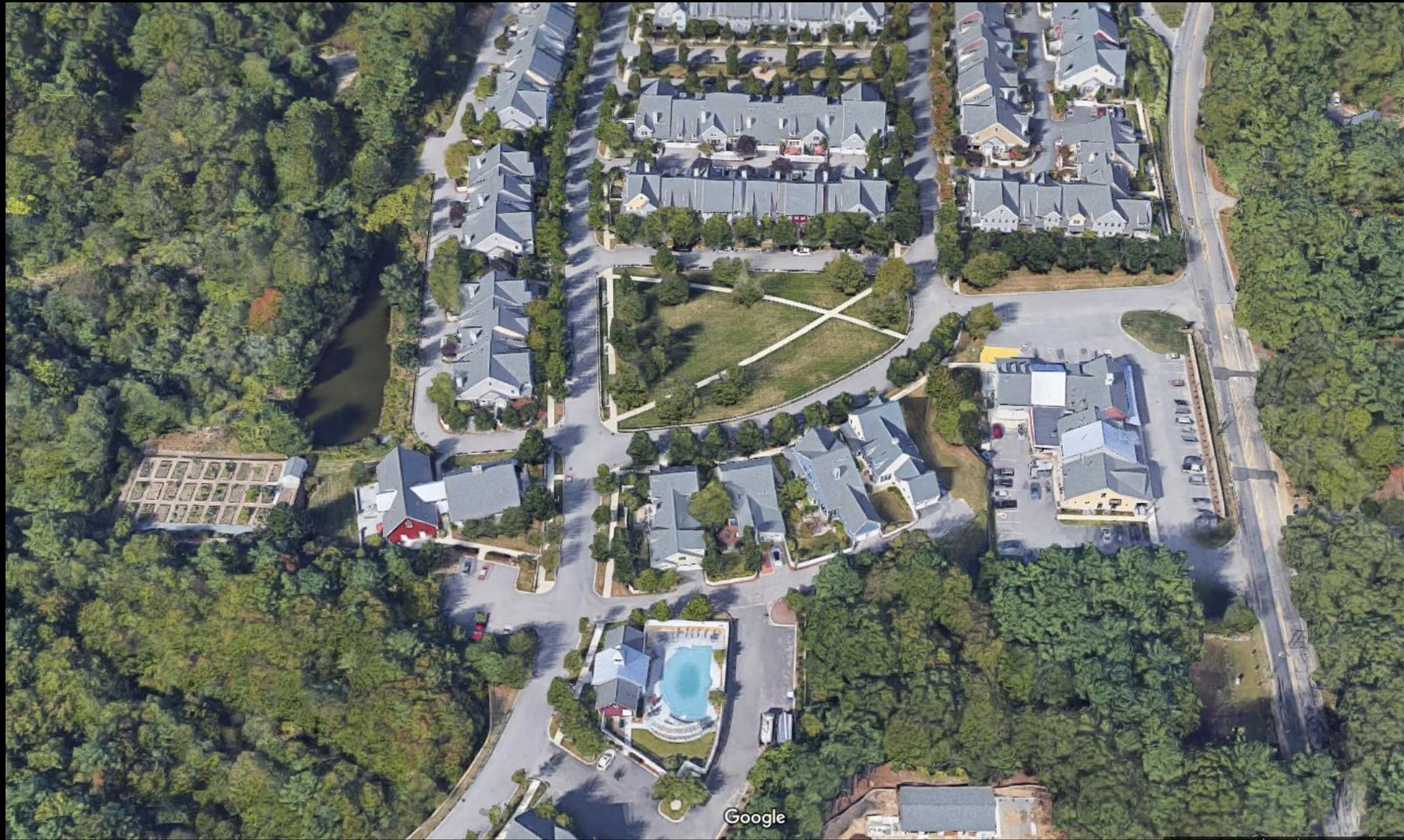


Heritage Sands, Dennis, MA





RED MILL VILLAGE, NORTON, MA



RED MILL VILLAGE, NORTON, MA



What do these projects have in common?

Village Development Principles:

- Compact, efficient form that conserves resources.
- Promotes walking and biking; cars welcome but don't dominate.
- Provides diverse housing choices for people at every stage of life.
- Organized around the “public realm” of streets, parks and greenways.
- Connected to the surrounding landscape.
- Rich in recreational opportunities.



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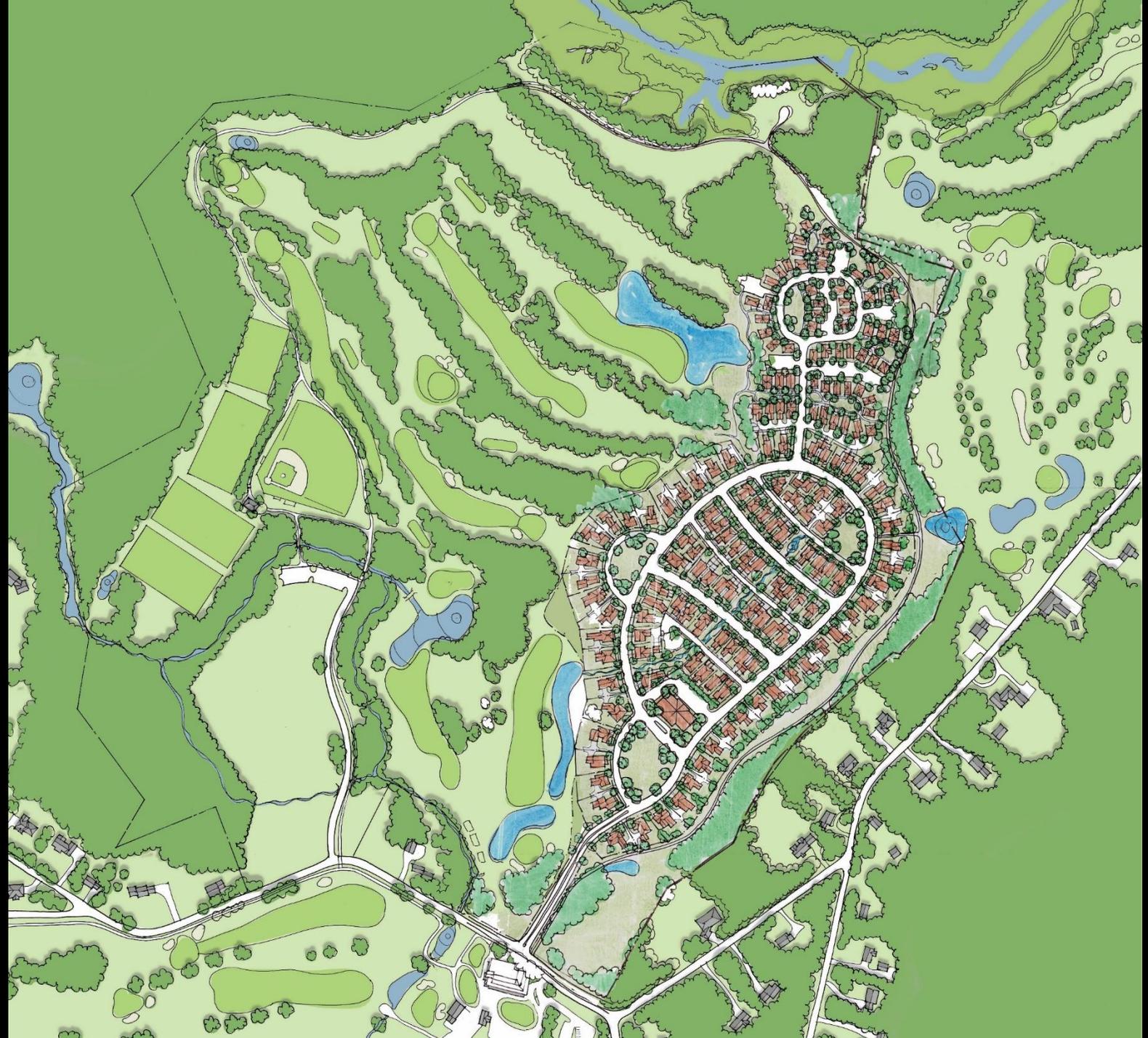
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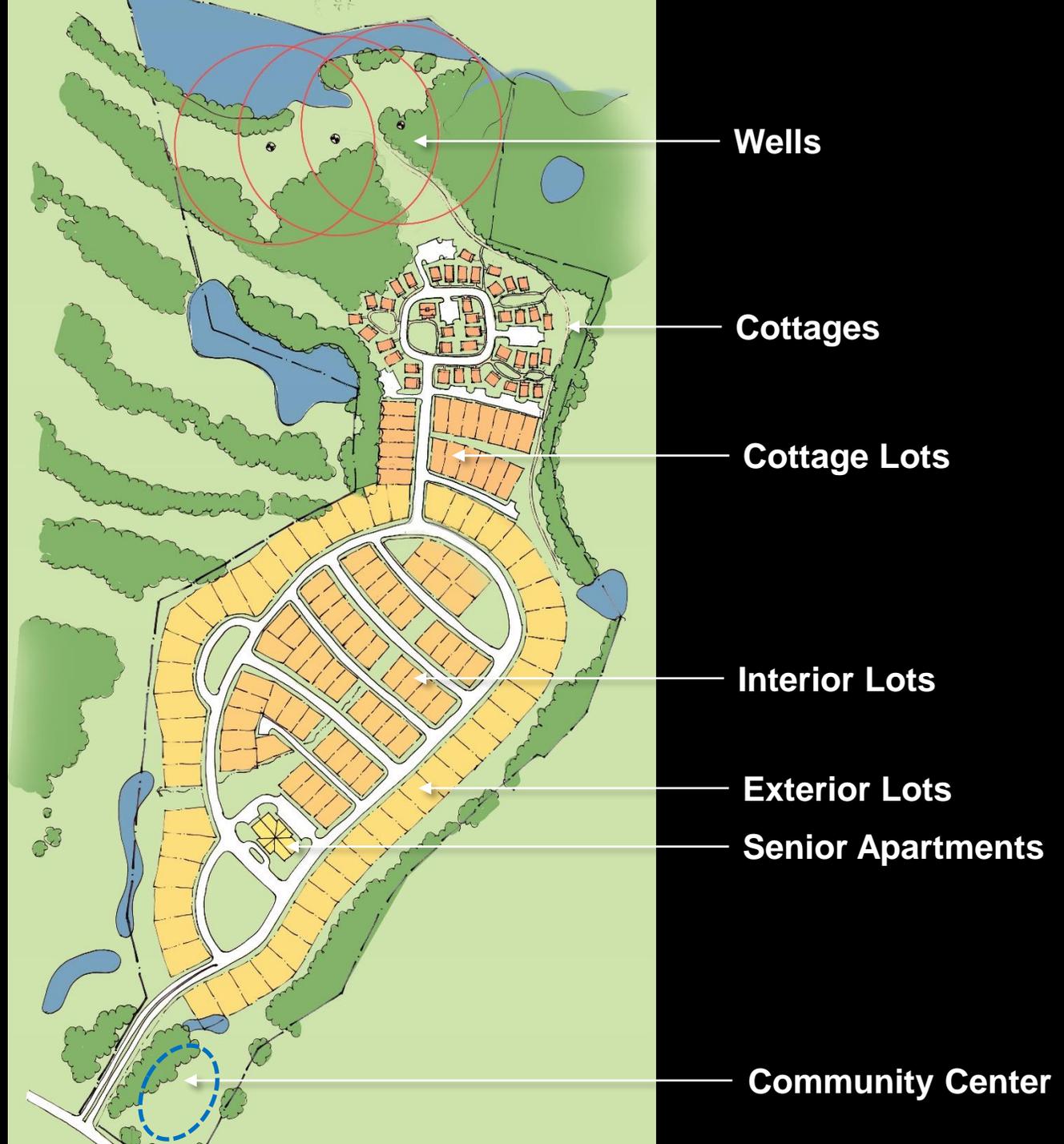
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Wells

Cottages

Cottage Lots

Interior Lots

Exterior Lots

Senior Apartments

Community Center













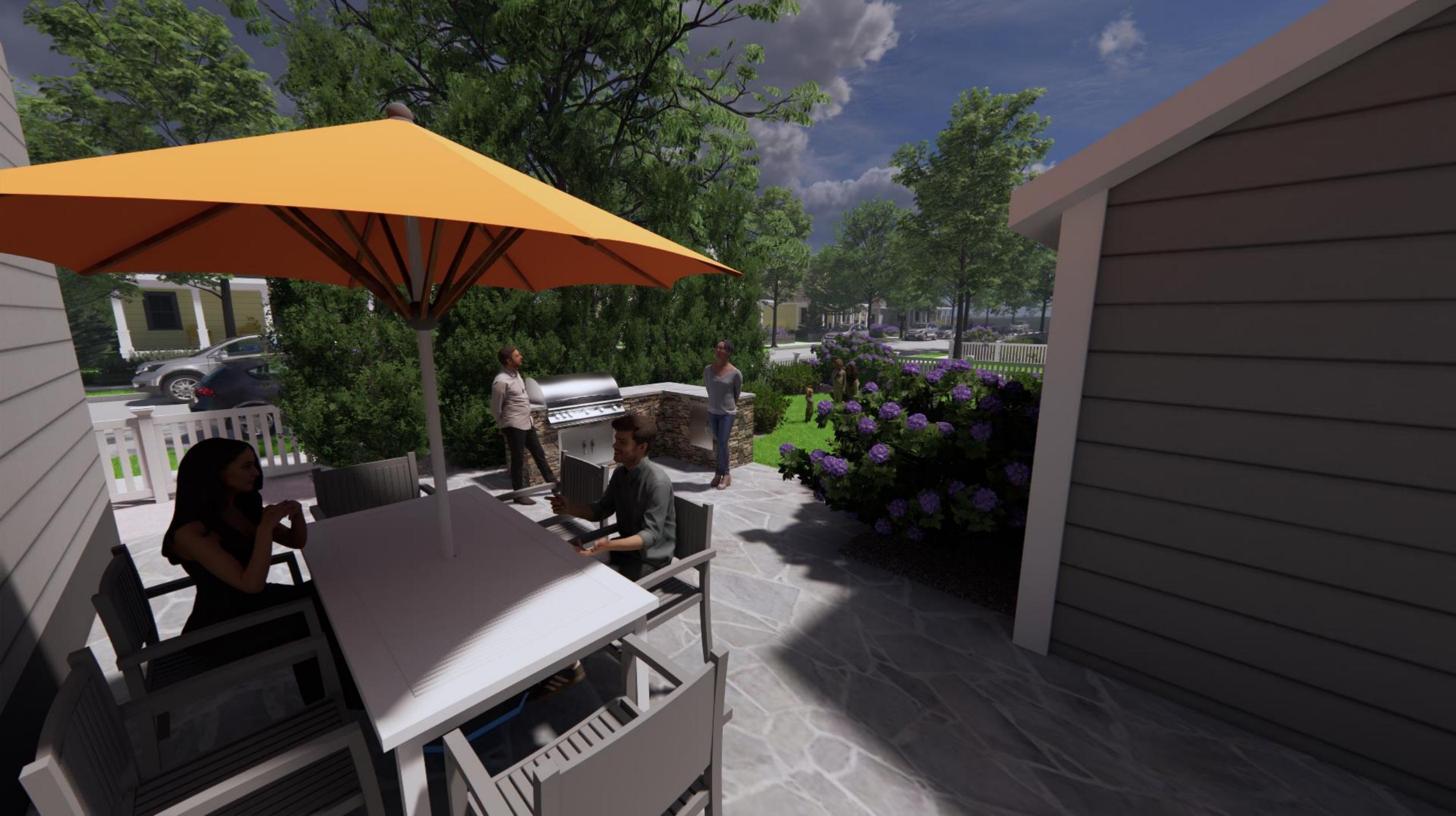


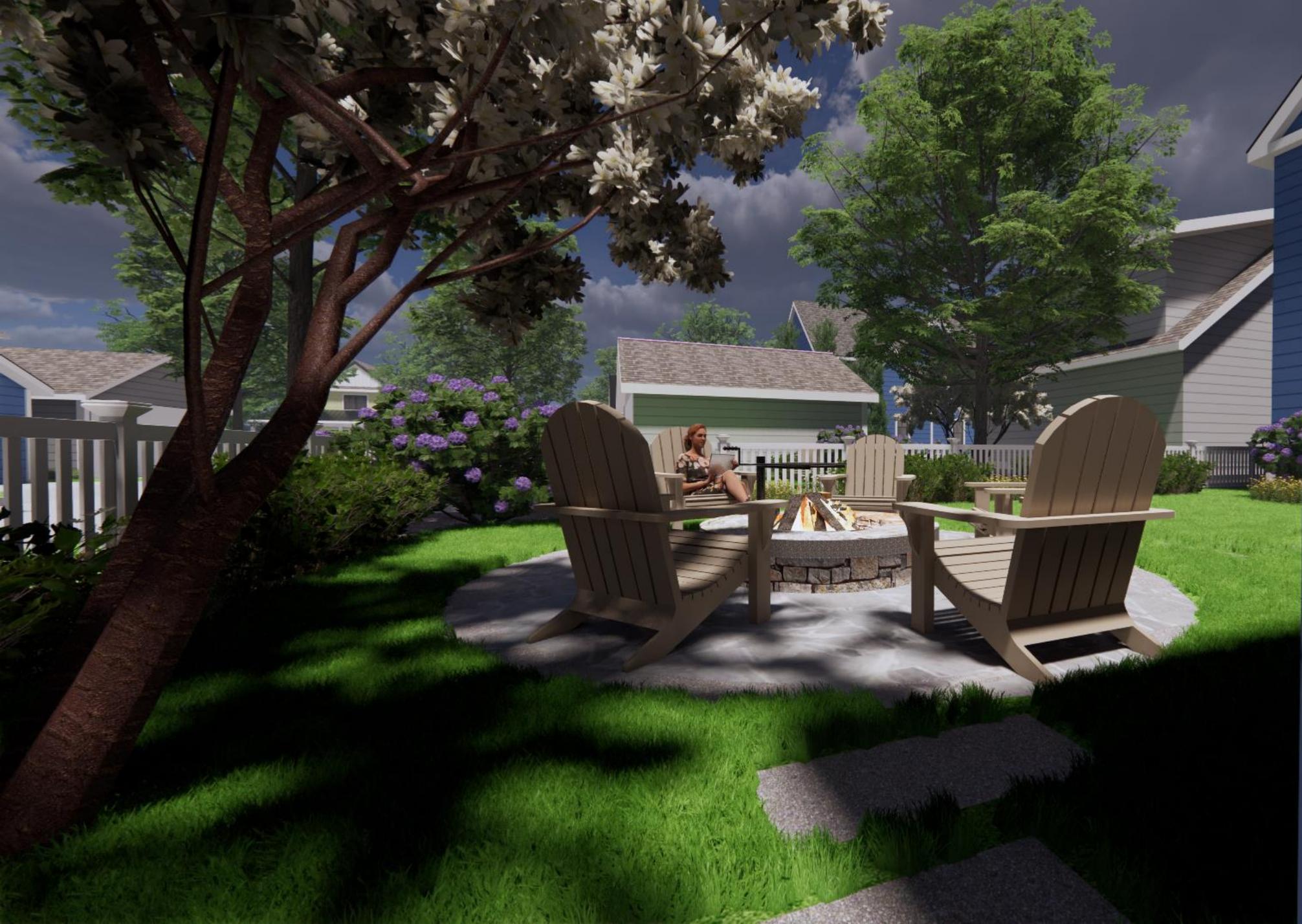


















The Residences at Stow Acres

A dynamic new residential
community in Stow, Massachusetts

Rental Cottage

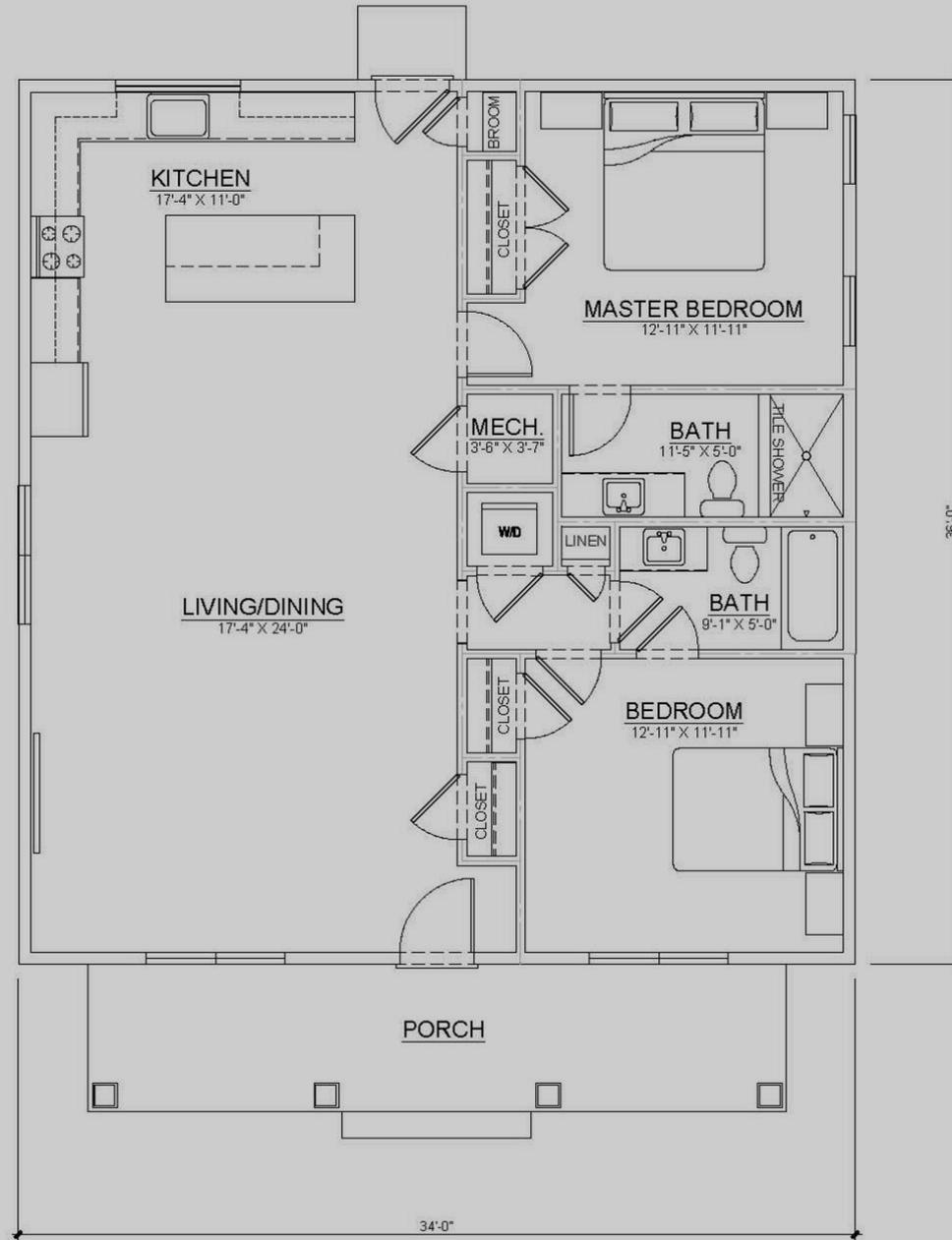


Rental Bungalow



Rental Bungalow

- 1,224 square feet
- One Floor Living



FLOOR PLAN
1,224 S.F.

Village Residences (Interior Homesites)

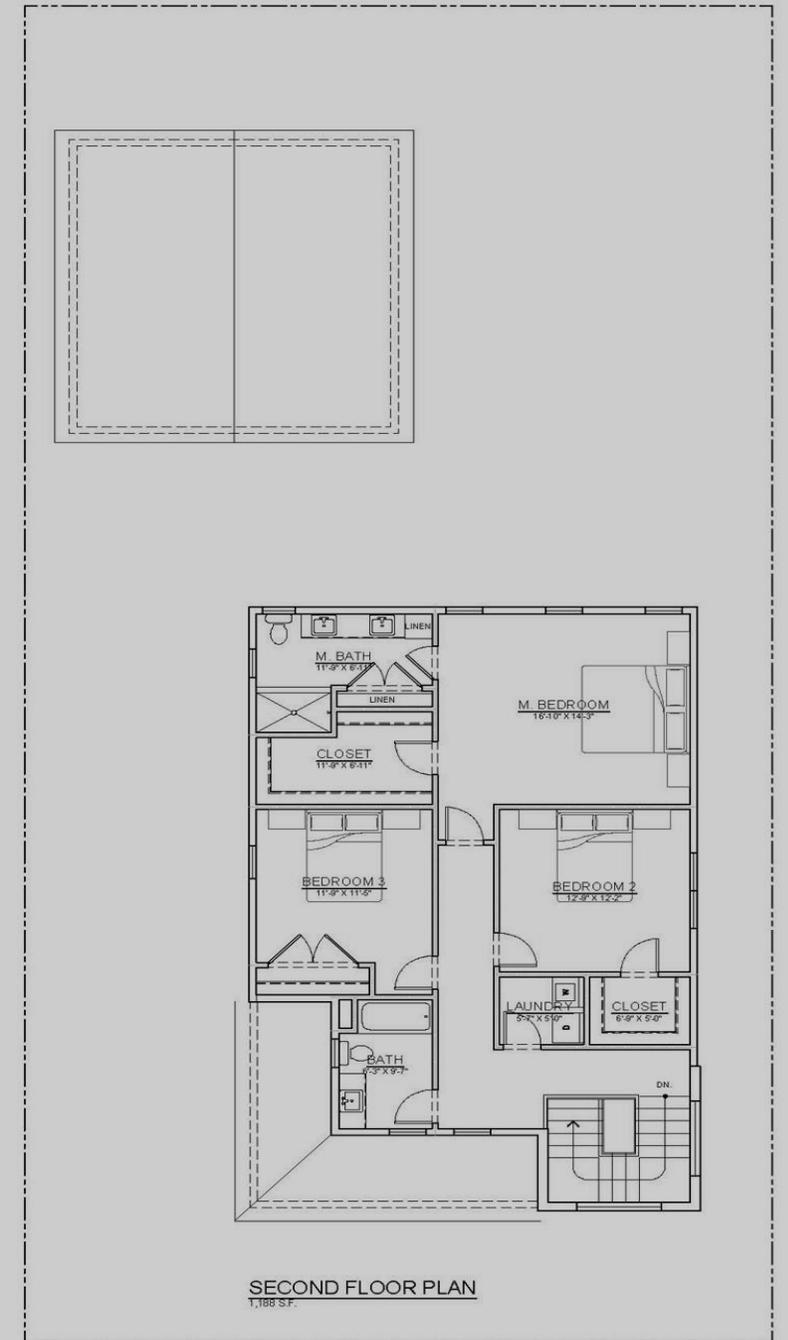
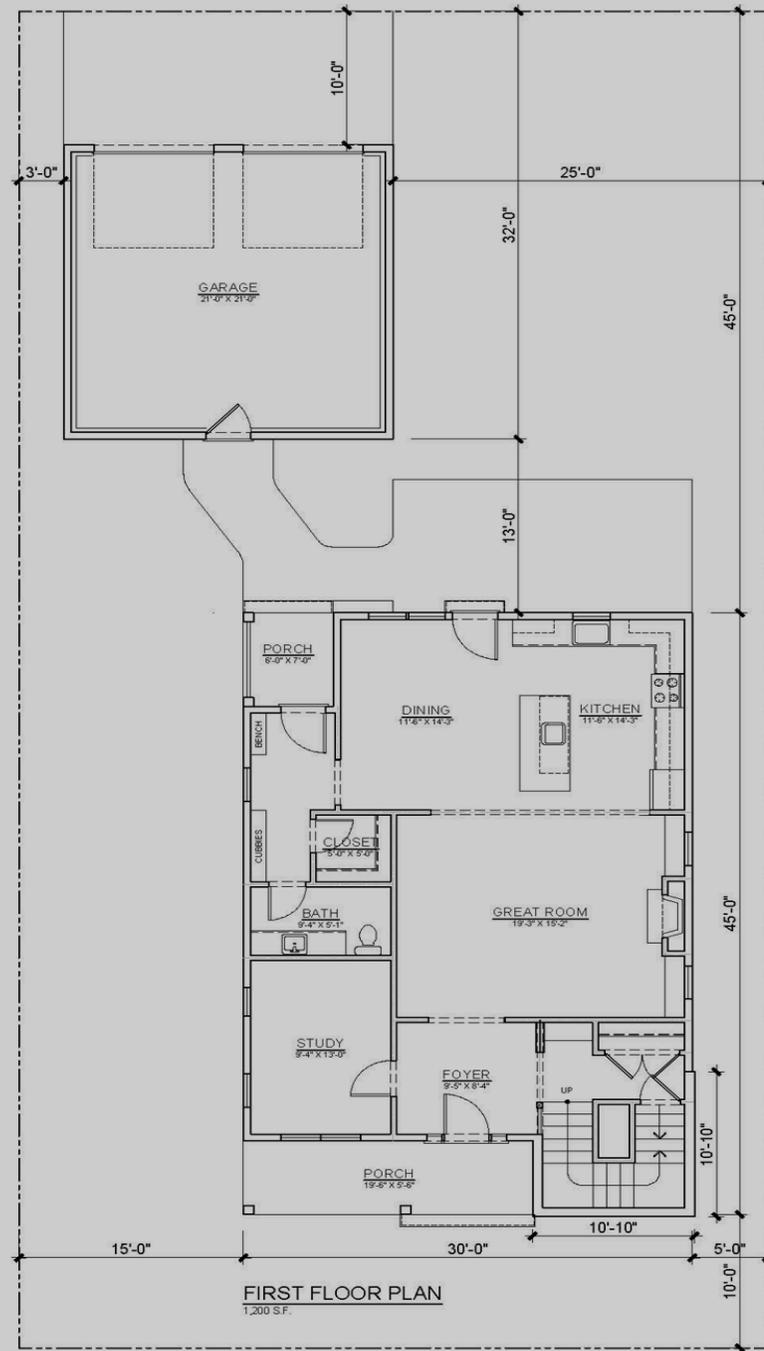


Village Residences (Interior Homesites)



Village Residences (Interior Homesites)

- From 1,800 Sq. Feet
- Private Back Yards
- Alley Loaded Garaging



Village Residences (Interior Homesites)

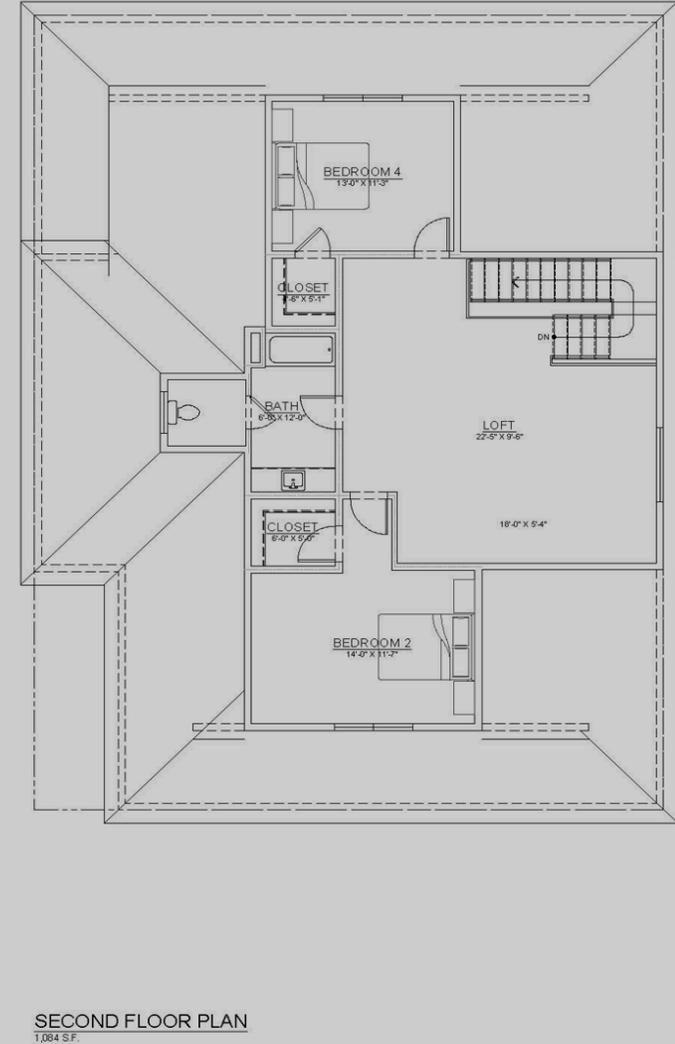
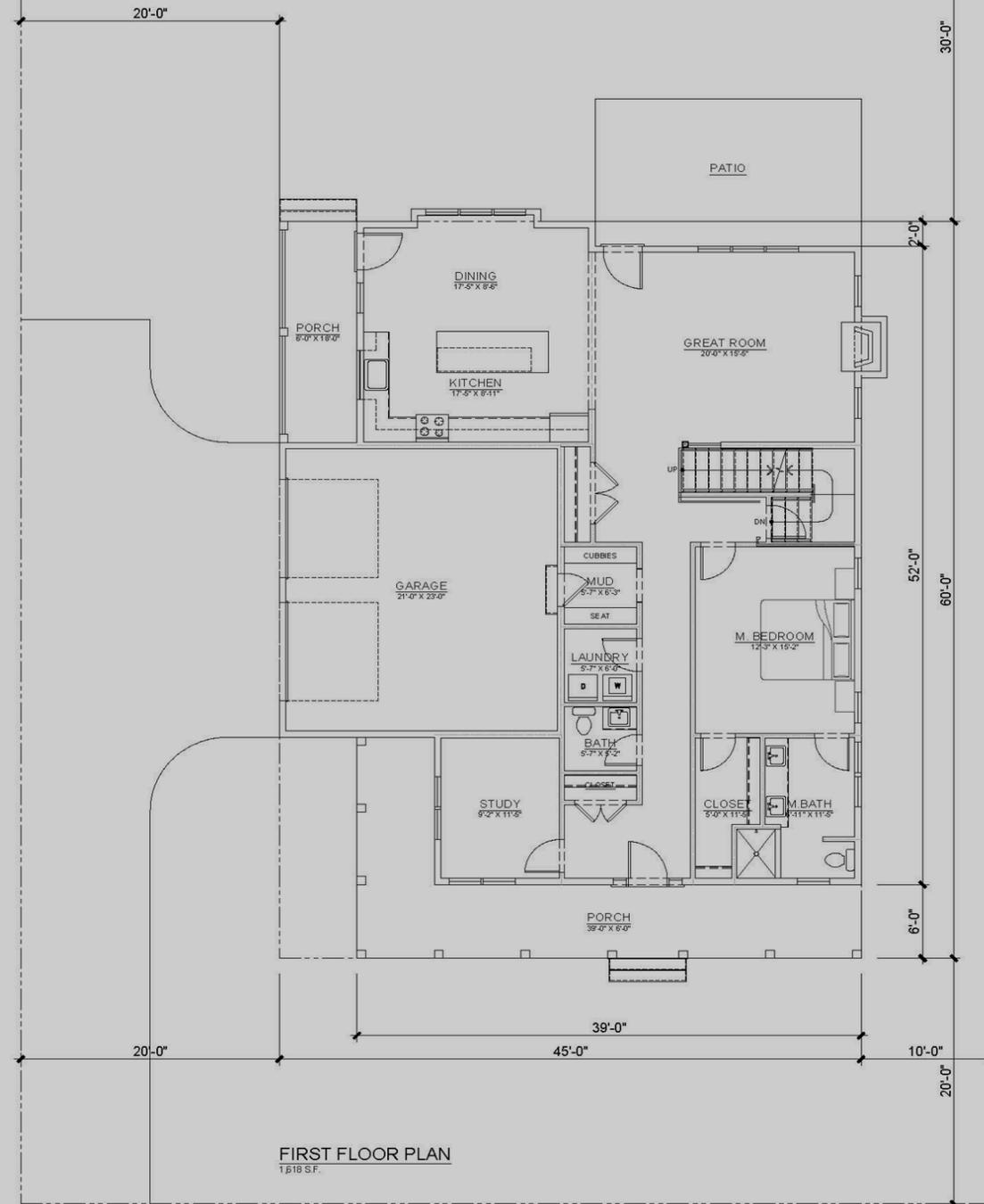


Parkland & Fairway Residences (Exterior Homesites)



Parkland & Fairway Residences (Exterior Homesites)

- From 2,500 sq. feet
- Larger Back Yards
- Shared driveways
- Deeper Setbacks



Project Summary:

- 25 Apartments for 62+ Residents
 - Affordable Component at 50% of Median income
 - Projected Affordable Rents to start at \$1,100 per month
 - 1 Bedroom apartment homes for singles and couples
- 40 Rental Cottages
 - Three home styles offering 2 & 3 bedroom designs
 - One Level Bungalow Options
 - Affordable Rents from approximately \$1,900 per month
 - Homes to range in size from 1,200 to 1,400 square feet
- 124 Detached Homes for Sale
 - Affordable prices will be approximately \$290,000
 - Interior Homes from 1,800 to 2,300 square feet
 - Exterior Homes from 2,500 to 2,800 square feet
 - Some homes with First Floor Master for Empty Nesters



Addressing Local Housing Needs

Key Housing Trends in Stow

- Homes are getting larger but families are getting smaller;
- By 2030, nearly 1/3 of residents will be over 65;
- ~20% of residents in Stow qualify for affordable units, but 90% of homes built since 2000 are out of their price range.



Key Housing Benefits

Proposed Project:

- 1. Creates 25 older adult rentals** (*the most in-demand and under-built housing type in the entire state);
- 2. Proposes a mix of rental and ownership options** creating opportunities for people of all income brackets and age groups;
- 3. Includes designs targeted for “aging-in-place”** to provide options for downsizing and/or multi-generational families;
- 4. Helps Stow meet the State’s 10% requirement for affordable homes.**

Managing Growth

1. Traffic

- Plan investments and explore partnerships for short-long term infrastructure improvements;
- Review intersection functionality;
- Prioritize options for pedestrian and bike amenities;
- Evaluate potential vehicle trips against phased reduction in golf trips.



Managing Growth

2. Town Services

- Explore impact of previous age-restricted development on Council on Aging demand for services;
- Work with Public Safety Departments to estimate call volumes based upon housing type and demographic profile.

Managing Growth

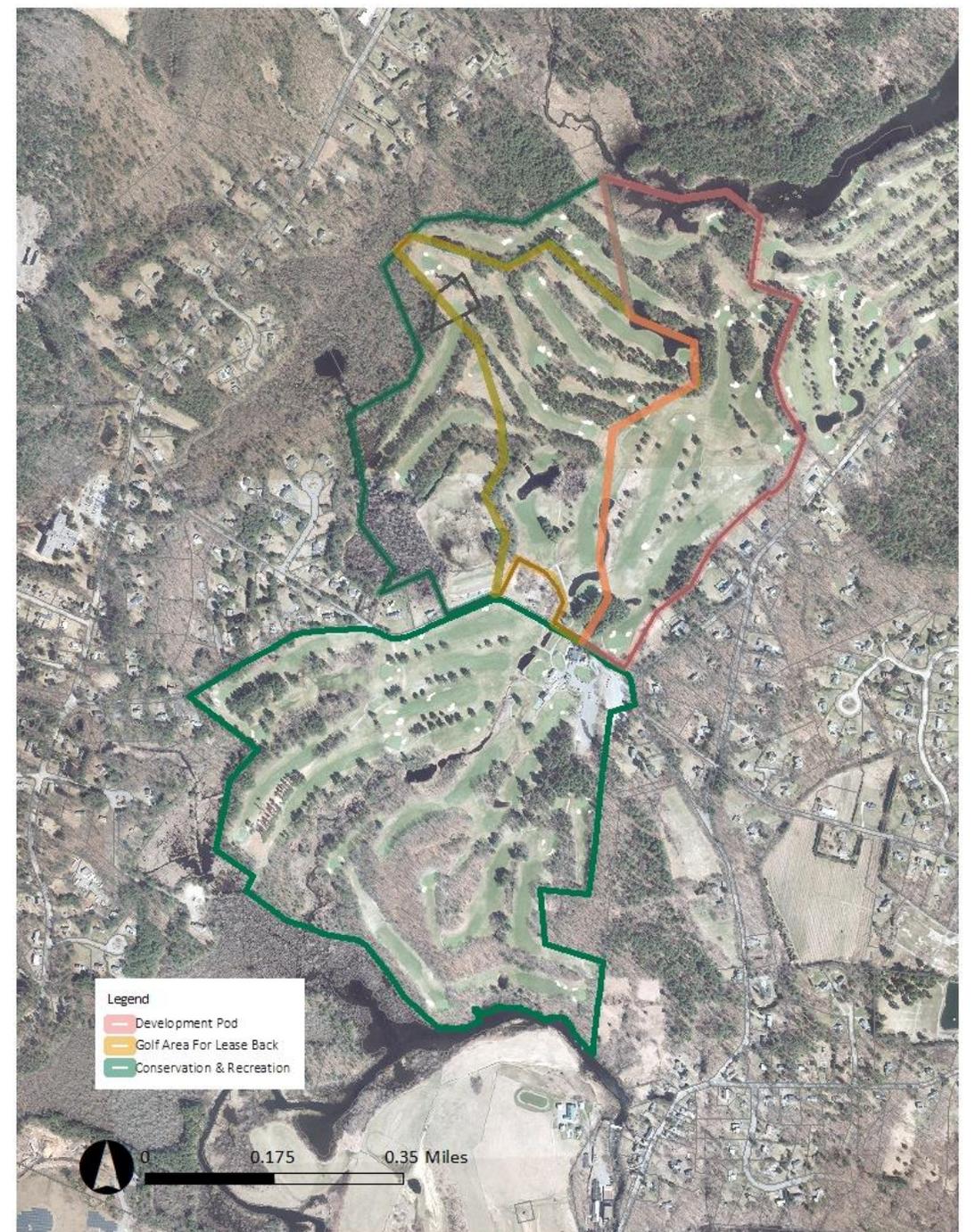
3. Financial Impacts

- Preliminary projections and research suggest that after accounting for school education and municipal service increases, the project could still provide an annual surplus of over \$400,000 in property tax revenue.
- Currently cross referencing and ground-truthing figures to further estimate financial effects.

Stow Acres Conservation & Recreation Elements

South Course
Conservation Restriction
Continued Golf Use
Recreational Trail

North Course
Land Purchased by Town
Wetland Restoration
Upland Restoration
Parking and Overlook
Recreational Fields
Recreational Trail
Golf Leaseback



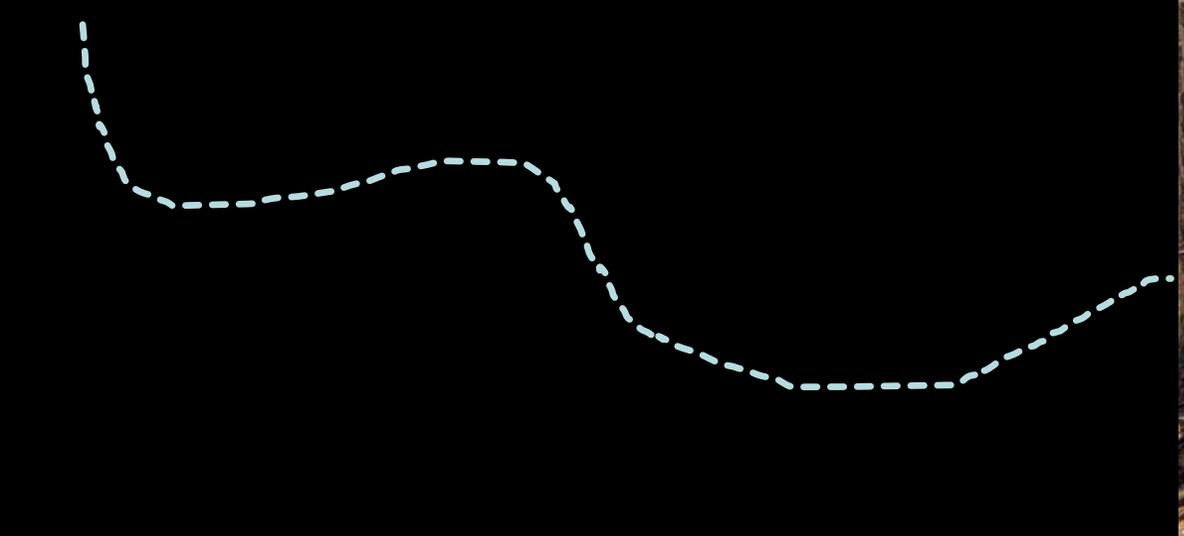
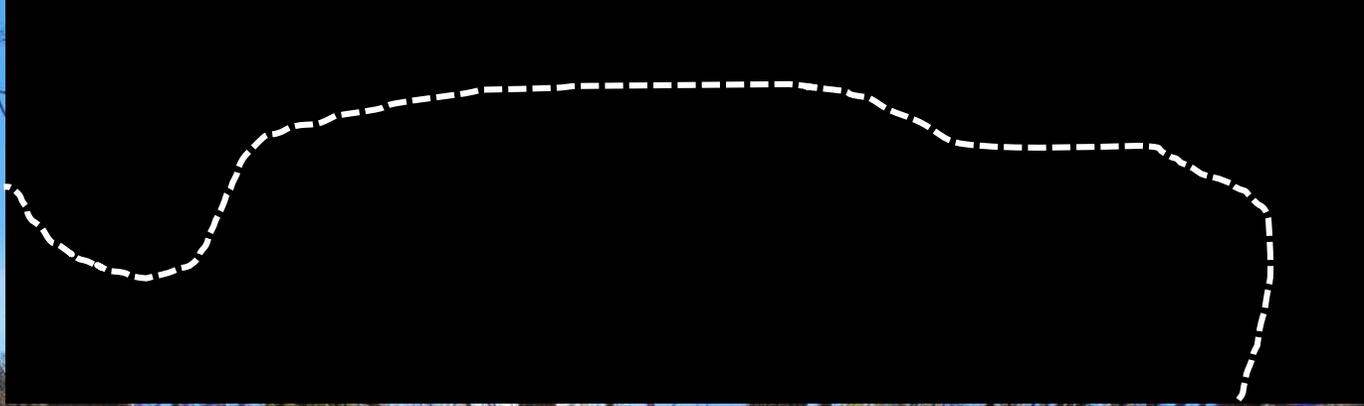
South Course Conservation Restriction Purchase

Permanent Conservation
Restriction on Entire South
Course:

- Building Area
- Relocation of Driving Range
- Course Maintenance
- Recreation Trail Easement
Around Perimeter



Assabet River



North Course Land Purchased by Town

All Land except housing
development “pod”

Wetland Restoration
Upland Restoration
Parking and Overlook
Recreational Trail

Recreation Facility

Continued Golf – 9 Holes
Leaseback to Stow Acres
for ~10 years



Potential for Restoration of Historical Wetland Areas



Driving Range Today

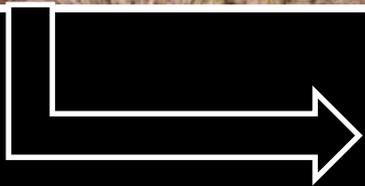


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Restoration of Historical Wetland Areas

Driving Range 1968





Tidmarsh Farm, Plymouth



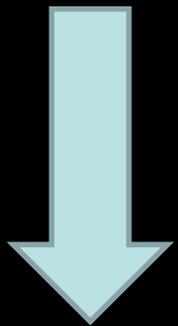
Wheeler Pond

Upland Restoration Areas



Recreation Facility Options

Ballfield
Playground
Ropes Course
Pool



Master Site Plan
Recreation
Commission/Dept.





Recreation Facility Land Area

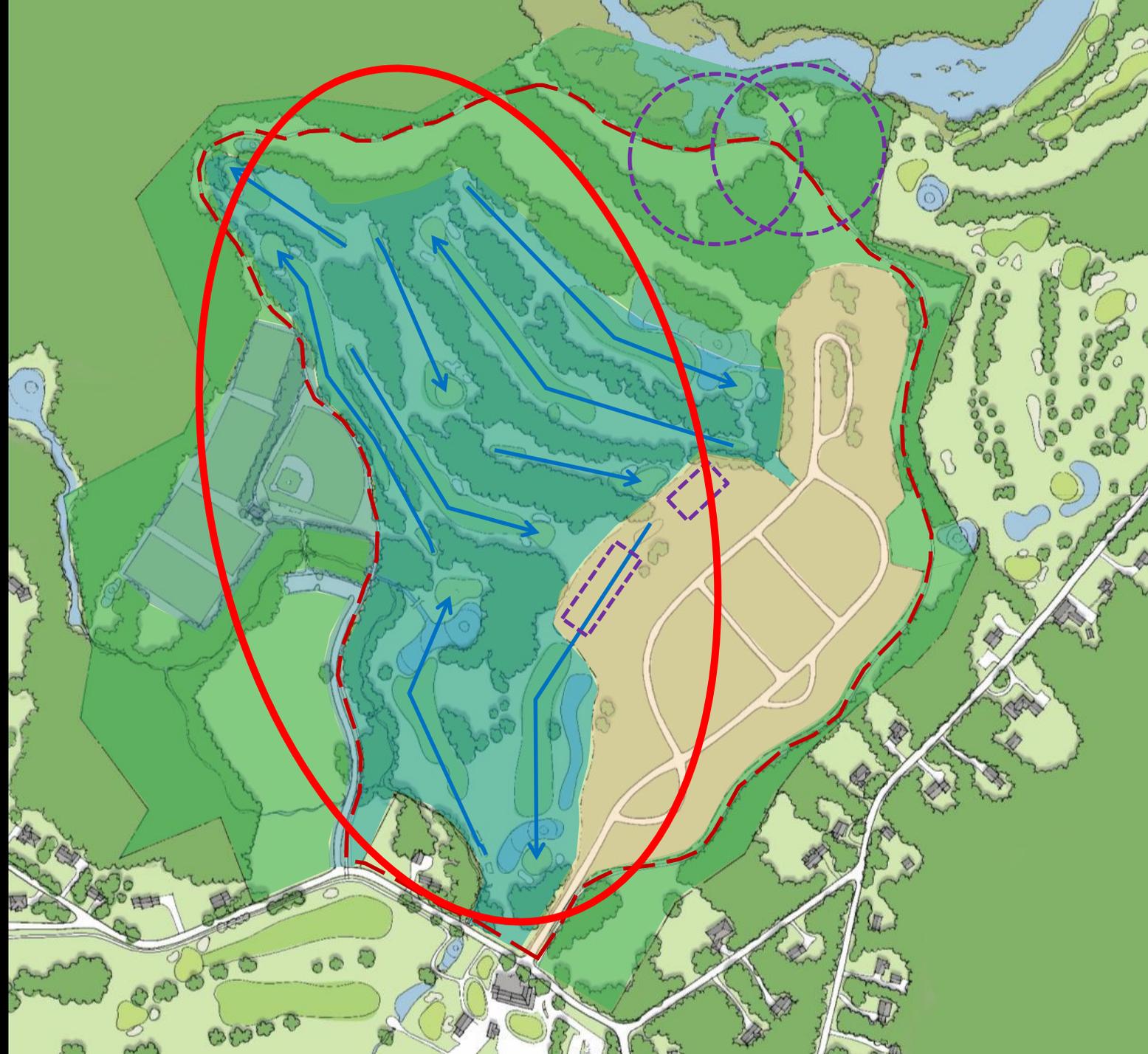


Nine Hole Golf Leaseback Area

Owned by Town

Operated by Stow Acres

Future
Recreation/Conservation
Options



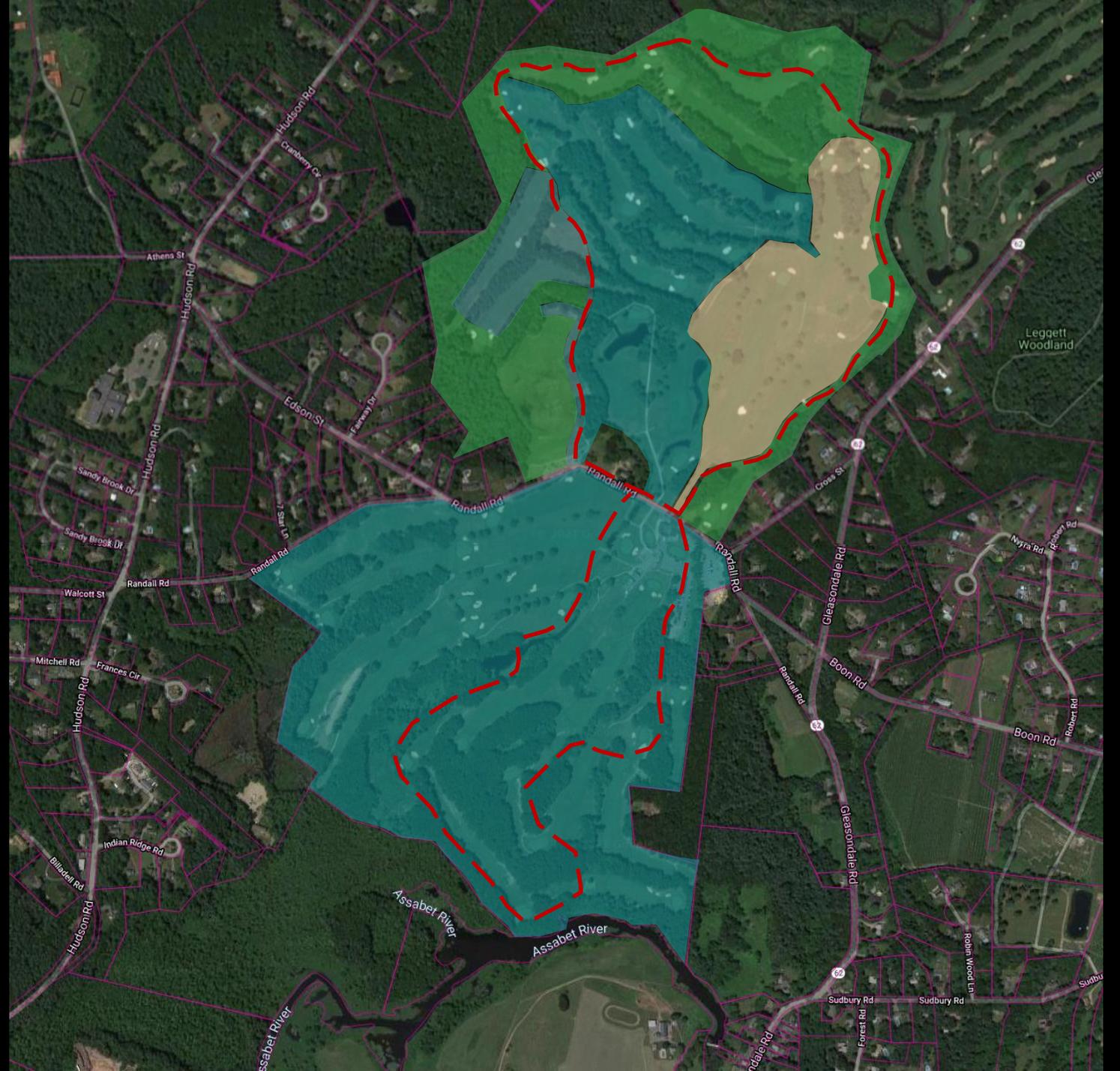
Walking Trail Network Linking Project Elements

Multiuse

Walking
Biking

Skiing/Snowshoeing

Interconnected with
Development



Stow's 2016 Open Space and Recreation Plan

Top Priority Community Needs

One of the Highest Priorities in the Plan is proactive planning for future of Stow's five golf courses – protecting important areas, and developing suitable ones

- Creating of additional walking and cycling opportunities
 - Expansion of Emerald Necklace into SW Stow
 - Alternative to use of Rt. 62
- Continued support for Active Recreational Facilities
 - Identification of a large site that could meet future needs and multiple activities
- More accessible trails for aging population

2016 Stow Open Space and Recreation Plan
*Celebrating 50 Years of Conservation
and Recreation in Stow*



Stow Conservation Commission
Stow Open Space and Recreation Plan Subcommittee
May 2016

Open Space/Recreation Goals Advanced by Project

- Protect open land in the growing “underserved quadrant”
- Provision of future playing fields
- Restoration of former wetlands
- Protection of stream corridors and wildlife habitat – Assabet River and Elizabeth Brook
- Protection of scenic views
- Protection of highest quality habitat areas
- Network of interconnected multi-use trails linking to internal/external neighborhoods
- Alternative to walking/biking Route 62
- Maintain golf course use at the site



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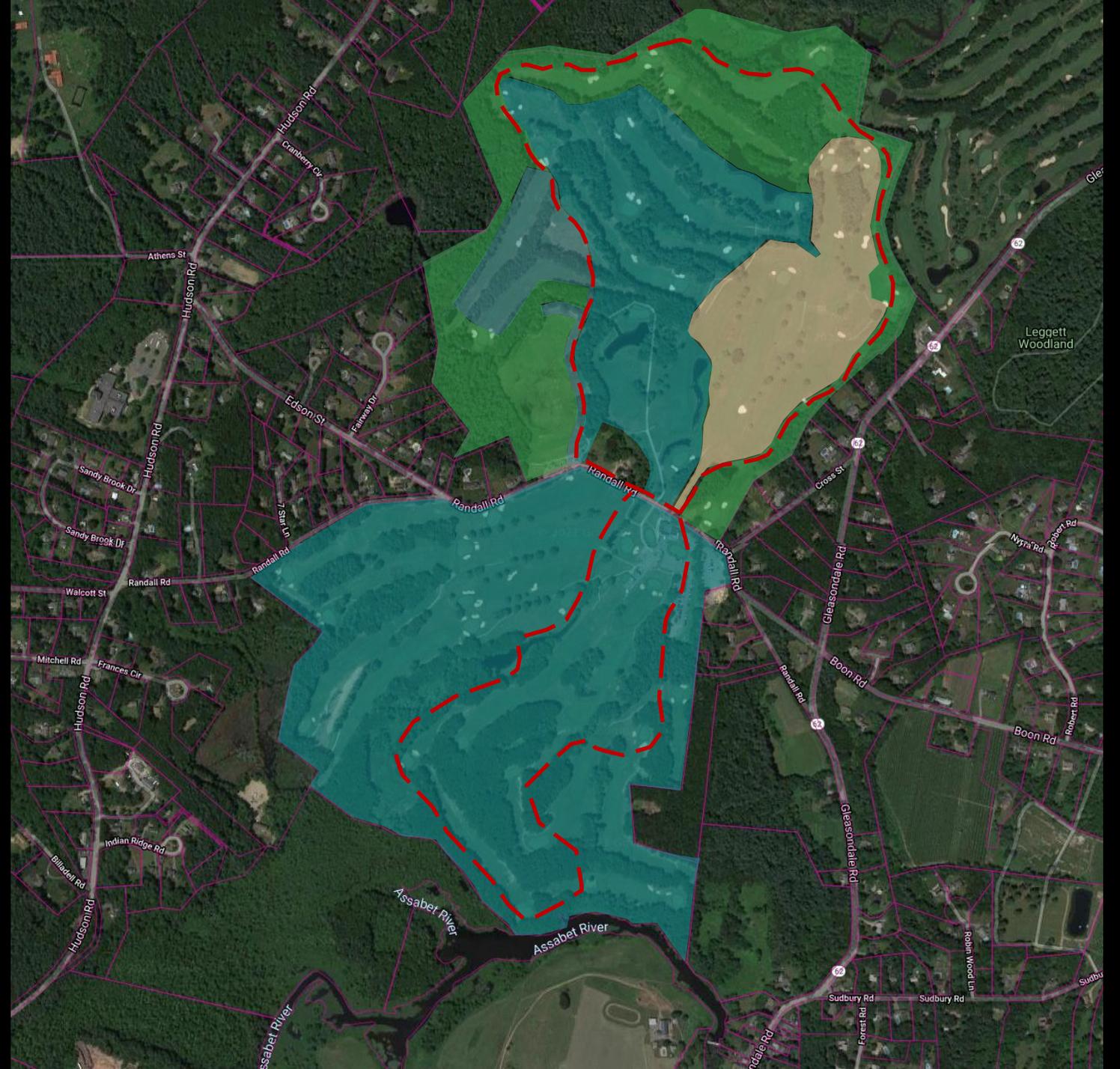
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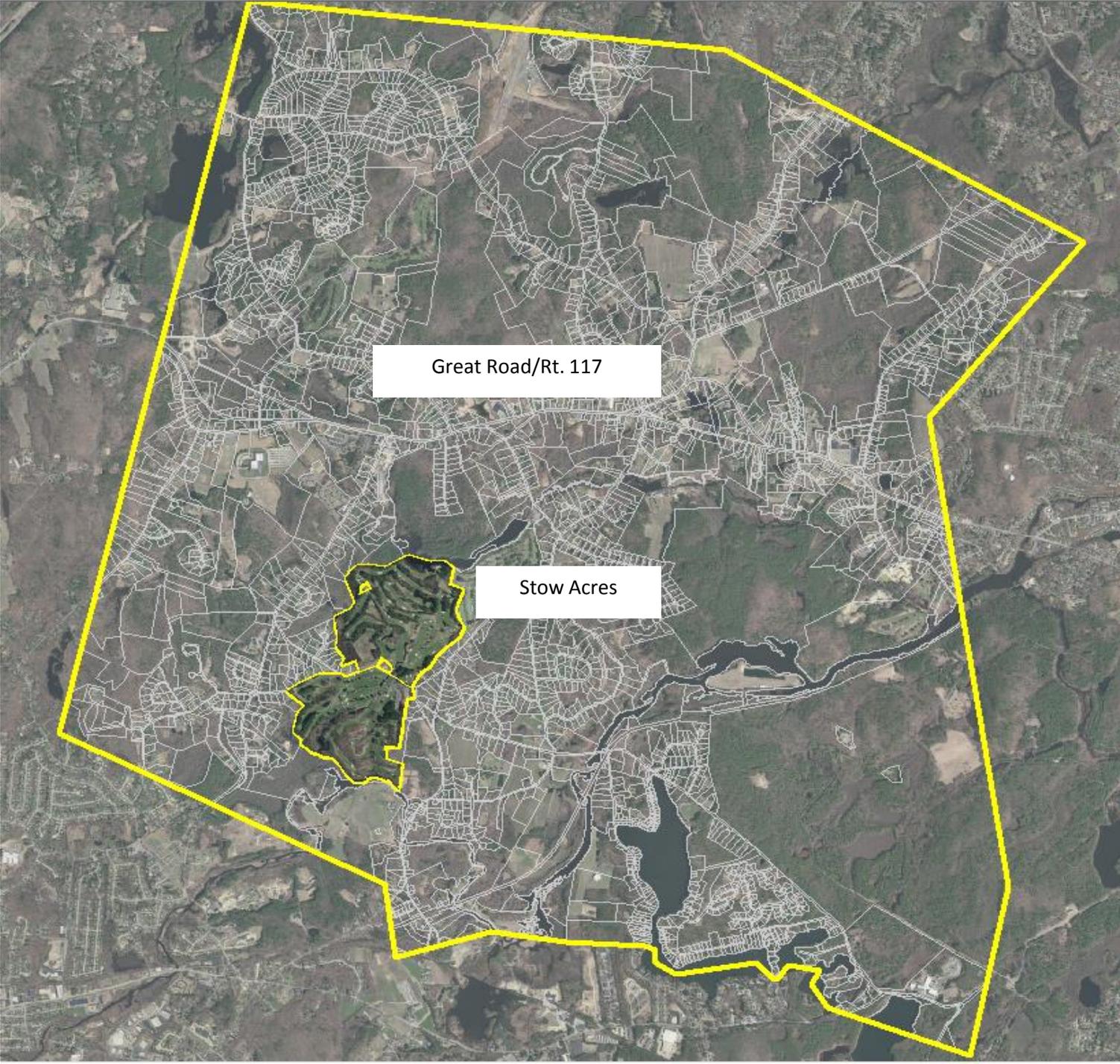
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Great Road/Rt. 117

Stow Acres



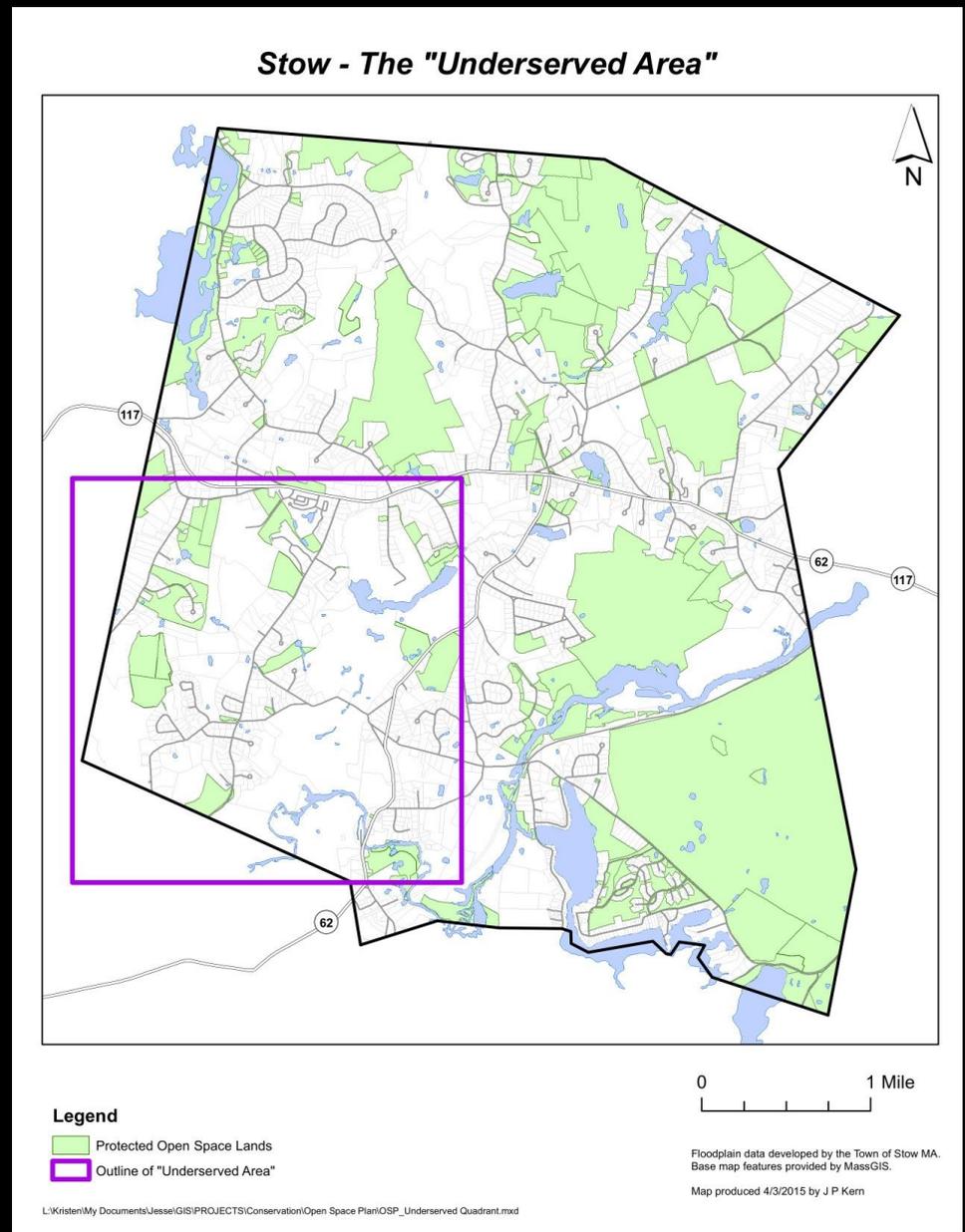
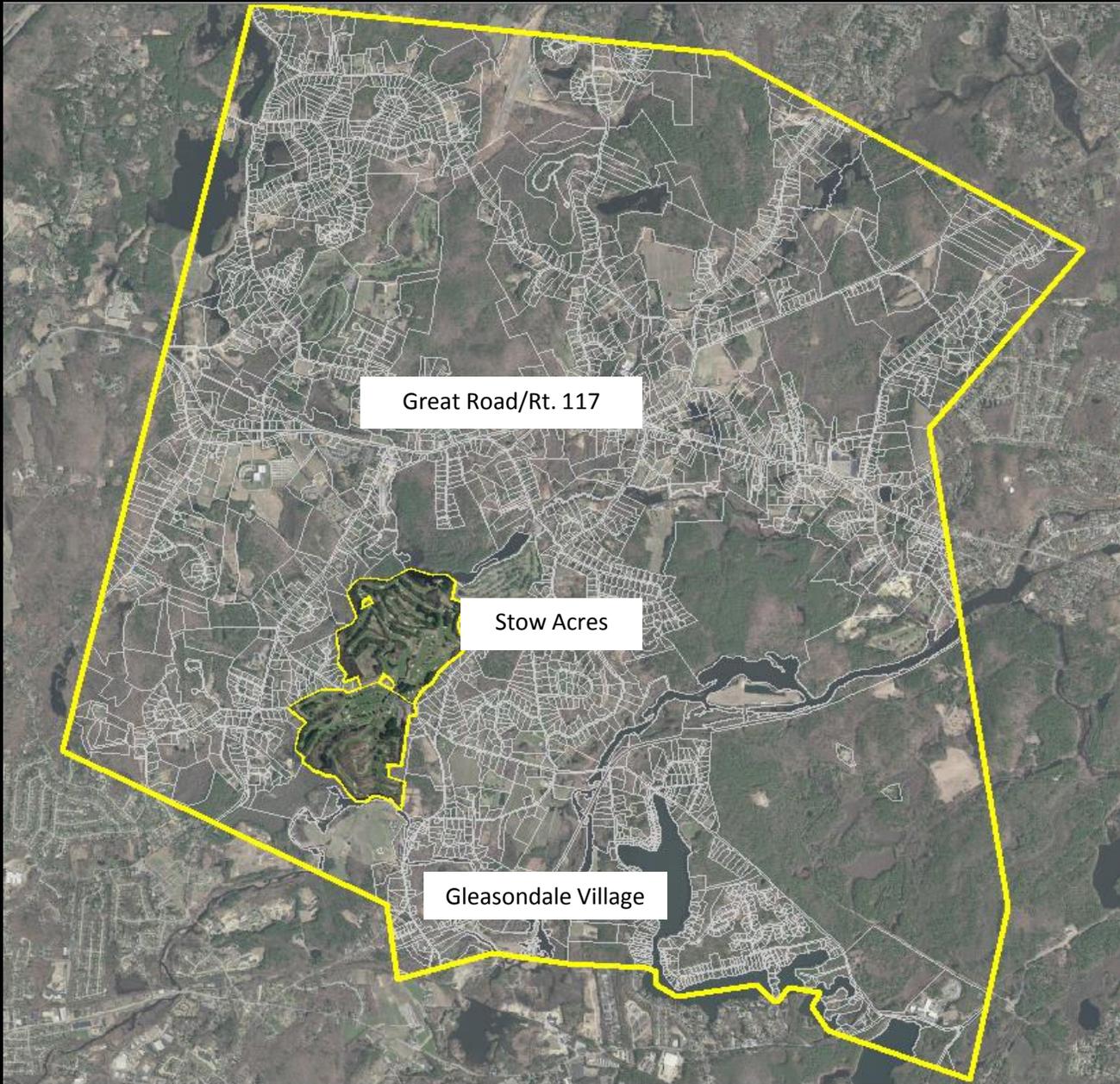


Elizabeth Brook



Assabet









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